

WARRANTY DEED

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TRANSFER  
TAX  
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#4471  
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#2870

MYRA A. SINCLAIR, of Waterville, County of Kennebec and State of Maine and MYRA A. SINCLAIR, TRUSTEE UNDER THE SINCLAIR LIVING TRUST DATED AUGUST 8, 1991 AND ANY AMENDMENTS THERETO for consideration paid, grants to CHARLES KELLENBERGER and MARGARET KELLENBERGER of Vassalboro, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

Commencing at a point on the westerly right of way line of Kennebec Street which point is situated fifty-four feet southerly of a stone bound in the northwesterly corner of an angle of Kennebec Street; thence south 23 degrees 54 minutes west, sixty (60) feet along the westerly right of way line of Kennebec Street to an iron pipe driven in the ground; thence north 66 degrees 6 minutes west, one hundred four and nine tenths (104.9) feet to a point in the easterly line of land formerly of one Bunker; thence in a generally northerly direction along the said easterly line a distance of sixty (60) feet; thence in a general southeasterly direction in a line parallel to and sixty (60) feet distance from the southerly line of the within described premises to the point of beginning.

The Kennebec Water District has laid mains from which direct connection has been made to each building heretofore supplied by water from pipes passing over the above described parcel of land.

Being the same premises conveyed to Glenwood D. Sinclair and Myra A. Sinclair, Trustees under the Sinclair Living Trust by warranty deed from Glenwood D. Sinclair and Myra A. Sinclair, dated September 4, 1991 and recorded in the Kennebec County Registry of Deeds in book 3981, Page 223.

Also another certain lot or parcel of land in Waterville, County of Kennebec, and State of Maine and more fully described as follows, to wit:

Commencing at a stone bound in the northwest corner at an angle of Kennebec Street, so called; thence south 23° 54' West sixty-six (66) feet along the westerly right of way line of said Kennebec Street; thence North 66° 6' West one hundred four and nine tenths (104.9) feet, more or less, to a bound in the easterly line of land formerly owned by one Bunker; thence in a northerly direction along the said Bunker's easterly line to the northeast corner of said Bunker's land; thence South 77° 34' East in a line parallel to and sixty-six (66) feet northerly of the southerly bound herein described a distance of ninety-seven and one tenths (97.1) feet to the point of beginning.

Meaning and intending hereby to convey a strip of land sixty-six (66) feet in width situated on the northerly

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side of premises acquired by Louis P. Breton by deed of Daniel K. LaFleur dated April 30, 1943 and recorded in the Kennebec Registry of Deeds in Book 800, Page 70.

Also another certain lot or parcel of land situated in Waterville in the County of Kennebec and State of Maine and more particularly bounded and described as follows:

Beginning at a point in a line between land of Katherine L. Cyr and land of WTVL, Incorporated, a broadcasting station, said point being one hundred and three (103) feet from an iron pin set in the ground on the easterly side of Silver Street and at the northerly corner of land of Katherine L. Cyr; thence continuing easterly along the southerly line of said WTVL, Incorporated, fifty-nine (59) feet to a fence; thence running southerly along said fence and along land of Doyon and Gillis, sixty-two (62) feet to an iron pin set in the ground on the westerly side of Kennebec Street; thence running westerly along land of Louis P. Breton one hundred and twenty (120) feet to a point which is ninety-nine (99) feet from the easterly side of Silver Street; thence running northerly eighty-two (82) feet in a line, which is four (4) feet in back of the garage now or formerly of Katherine L. Cyr, to the point begun at.

Being the same premises conveyed to Myra A. Sinclair by deed from the Administrator of Veterans Affairs to be recorded in the Kennebec County Registry of Deeds.

WITNESS my hand and seal this 4th day of February, 1994

Stephen F. Dubord  
WITNESS  
Stephen F. Dubord

Myra A. Sinclair  
MYRA A. SINCLAIR, INDIVIDUALLY  
AND AS TRUSTEE UNDER THE  
SINCLAIR LIVING TRUST DATED  
AUGUST 8, 1991 AND AMENDMENTS  
THERE TO

THE STATE OF MAINE  
Kennebec, ss.

February 4, 1994

Then personally appeared the above named MYRA A. SINCLAIR and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Stephen F. Dubord  
Notary Public

SEAL

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RECEIVED KENNEBEC SS.

94 FEB -9 AM 9:00

ATTEST: Louise R. Moore  
REGISTER OF DEEDS

QD